

CITY COUNCIL  
ATLANTA, GEORGIA

Municipal Clerk  
Atlanta, Georgia

04-O-1837

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-04-103  
Date Filed: 9-10-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **471 & 525 Glen Iris Drive, 616-624 Rankin Street, 476-502 and 471-485 Wilmer Street, 619 & 623, 660 & 680, 681 Dallas Street, N.E.** be changed from the I-1 (Light Industrial) District to the MRC-3-C (Mixed Residential Commercial-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 18, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached map and legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

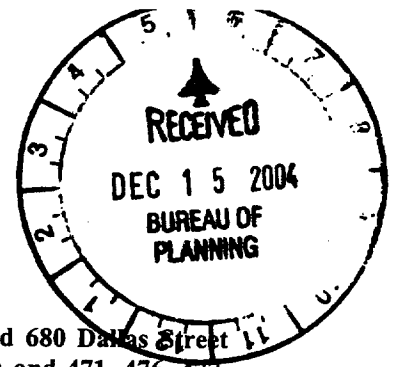
**Conditions for  
Z-04-103 for 471 & 525 Glen Iris Drive, 616-624 Rankin Street, 476-502 and  
471-485 Wilmer Street, 619 & 623, 660 & 680,681 Dallas Street, N.E**

1. As used herein, Sidewalk-Level shall have the meaning utilized in the Mixed Residential Commercial (MRC) District regulations.
2. Building heights:
  - a. Within 120 feet of the edge of a park larger than two acres, building height shall be a maximum of 80 feet and six stories.
  - b. Within 150 feet of the eastern curb of Glen Iris Drive, and within 60 feet of the rear and side property lines of 495 Glen Iris Drive and 615 Dallas, building height shall be a maximum of 65 feet and five stories; between 150 feet and 215 feet from the Glen Iris curb, building height shall be a maximum of 90 feet; when more than 215 feet from the Glen Iris eastern curb, the building height shall be a maximum of 100 feet; all maximum height limitations shall be measured above the existing Glen Iris curb, except that no building shall exceed a maximum height of more than 120 feet above the nearest adjacent street curb.
  - c. In all other areas buildings shall have a maximum height of 120 feet.
  - d. Along Glen Iris Drive, the maximum building height of the first three stories shall be 40 feet. The 4<sup>th</sup> and 5<sup>th</sup> stories shall be set back a minimum of ten feet from the front building façade.
3. No parking deck height shall extend beyond the height of adjacent buildings on the same parcel.
4. Building façade treatments:
  - a. As used herein, Storefront Treatment shall have the meaning utilized in the Mixed Residential Commercial (MRC) District regulations for Non-residential fenestration, and shall include a minimum sidewalk-level floor-to-floor height of 15 feet.
  - b. As used herein, Residential Treatment shall:
    - i. provide doors and vertical windows arranged horizontally at the sidewalk-level,
    - ii. provide windows for a minimum of 30 percent of the total sidewalk-level street facade area, with each façade being calculated independently,
    - iii. provide porches or a stoop at each Sidewalk-level entrance, and
    - iv. not allow garage doors opening onto the street.
  - c. Along Glen Iris Drive, buildings shall provide a sidewalk-level Storefront Treatment; at street intersections said treatment shall extend onto side streets for a minimum linear distance of 30 feet.
  - d. Along all other public and private streets, buildings shall provide a sidewalk-level Storefront Treatment or Residential Treatment. Parking decks shall be completely screened from view with a liner building to surround the deck, except at street-level ingress and egress. In the case of demonstrated hardship (e.g. size, shape or topography of parcel) the parking deck shall have a minimum 2-story liner building with the typical façade treatment required herein, and any upper portion of the deck above the liner

building. A variation to allow for the 2-story liner building shall be granted subject to NPU review and comment prior to approval of the Special Administrative Permit by the Bureau of Planning.

- e. Buildings with a sidewalk-level Residential Treatment shall be permitted to have steps, balconies and landscaping encroaching over or into the sidewalk clear zone a maximum depth of four feet when such clear zone area is not located within the public right-of-way and when such buildings are not located along Glen Iris Drive or portions of streets adjacent to a park larger than two acres.
  - f. The following materials are prohibited on the first two stories of street-facing façades: vinyl siding, solid vinyl windows, Exterior Insulation Finish Systems (EIFS), or similar wall finish treatments.
  - g. Window frames shall be recessed a minimum of two inches from the exterior façade.
  - h. No exterior stairs seen from the street shall be made of wood, and risers shall be enclosed.
  - i. Exterior chimneys shall extend to the ground.
  - j. Porches shall be a minimum of six feet in depth and eight feet in width.
  - k. Exterior columns shall have a minimum width of five and one-half inches.
  - l. Foundations shall be faced in brick, terracotta, stone, masonry with the appearance of brick, terracotta or stone, poured-in-place rubbed concrete, or hard coat stucco.
5. Restricted uses:
- a. Non-residential uses, not including live/work spaces, are limited to the first two stories.
  - b. Sizes of individual retail, restaurant, repair or commercial recreation establishments, and clubs and lodges, shall not exceed 10,000 square feet except that along arterials and collector streets, the following uses may be up to 15,000 square feet: grocery store, delicatessen, bakery, full-service restaurants (excluding fast food) and fitness gyms.
  - c. Buildings fronting on a park greater than two acres in area, or fronting on portions of streets adjacent to such a park, shall have a residential or non-residential uses at the sidewalk-level, but not parking or storage areas.
  - d. Parking decks are prohibited adjacent to a park larger than two acres, or fronting on portions of streets adjacent to such a park.
  - e. Dumpsters, loading docks, and surface parking lots shall not be visible from any adjacent street or any adjacent park.
  - f. The following uses are prohibited: truck stops, automobile service and gasoline stations; car washes; new and used car sales; repair garages; paint and body shops; plumbing and air conditioning service and repair; repair of lawn mowers and other outdoor mechanical equipment; commercial greenhouses; laundry and dry cleaning plants; mortuaries and funeral homes; security storage centers; and digital industry switchboards, power generators and other relay equipment as a primary use.
6. On-street parking shall be provided along the east side of Glen Iris Drive; existing travel lanes on Glen Iris Drive shall be maintained.
7. Anything contained herein to the contrary notwithstanding, the following shall apply: all parking requirements for all permitted uses shall be adhered to.

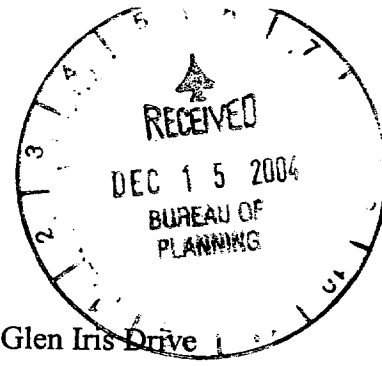
**Z-04-103  
Glen Iris Drive  
Proposed Conditions  
Amended 12.13.04**



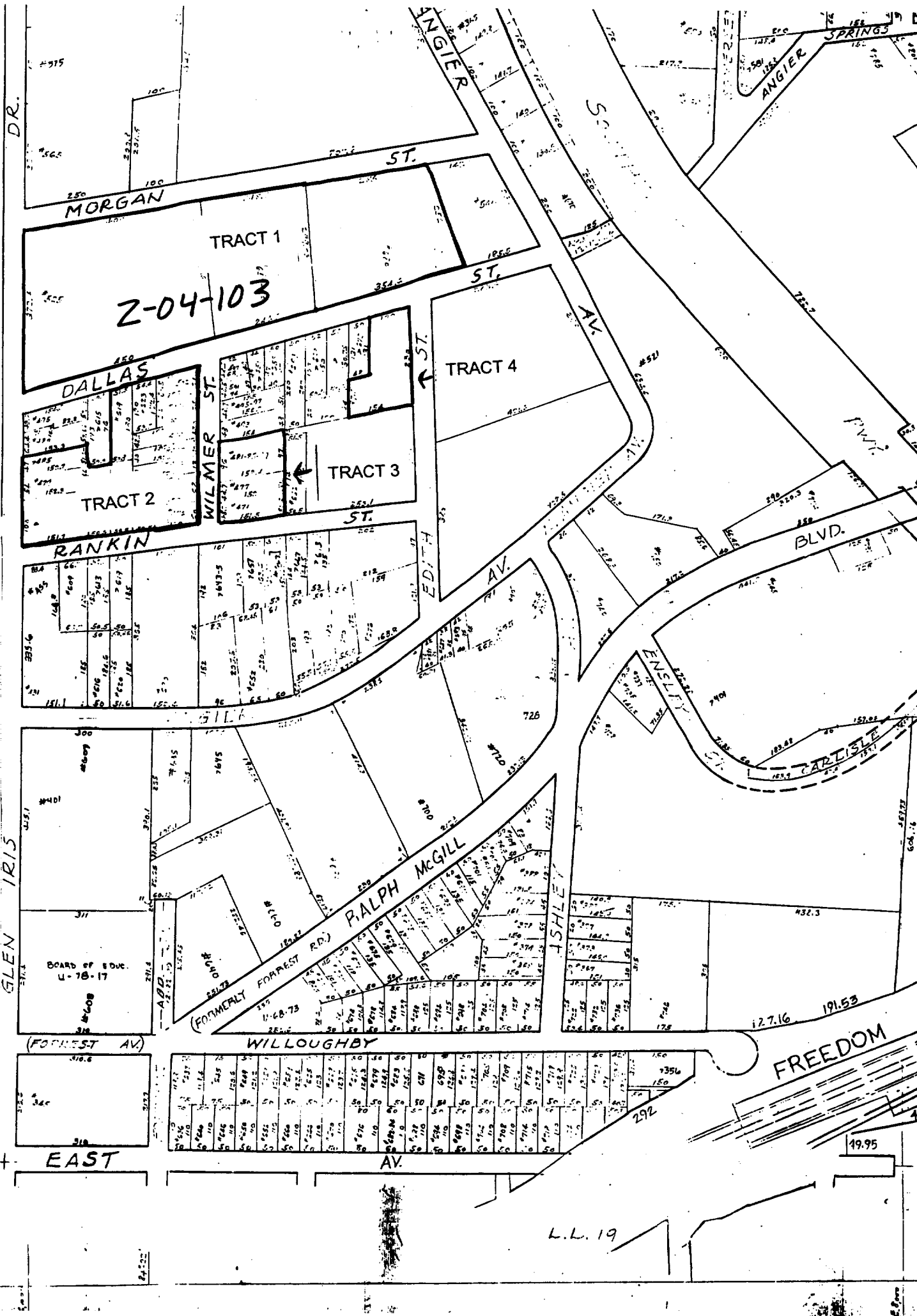
**A proposal to rezone:** 471 and 525 Glen Iris Drive NE; 623, 660 and 680 Dallas Street NE; 616, 619, 620, and 624 Rankin Street NE; and 471, 476, 477, 485, 486, 490, 494, 498, and 502 Wilmer Street NE  
**From:** I-2  
**To:** Mixed Residential Commercial – 3 –Conditional (MRC-3-C)

1. As used herein, Sidewalk-Level shall have the meaning utilized in the Mixed Residential Commercial (MRC) District regulations.
2. Building heights:
  - a. Within 120 feet of the edge of a park larger than two acres, building height shall be a maximum of 80 feet and six stories.
  - b. Within 60 feet of the eastern curb of Glen Iris Drive, and the rear and side property lines of 495 Glen Iris Drive and 615 Dallas, building height shall be a maximum of 65 feet and five stories.
  - c. In all other areas buildings shall have a maximum height of 120 feet.
  - d. Along Glen Iris Drive, the maximum building height of the first four stories shall be 53 feet. The 5<sup>th</sup> story shall be set back a minimum of ten feet from the front building façade.
3. Building façade treatments:
  - a. As used herein, Storefront Treatment shall have the meaning utilized in the Mixed Residential Commercial (MRC) District regulations for Non-residential fenestration, and shall include a minimum sidewalk-level floor-to-floor height of 15 feet.
  - b. As used herein, Residential Treatment shall:
    - i. provide doors and vertical windows arranged horizontally at the sidewalk-level,
    - ii. provide windows for a minimum of 30 percent of the total sidewalk-level street facade area, with each façade being calculated independently,
    - iii. provide porches or a stoop at each Sidewalk-level entrance, and
    - iv. not allow garage doors opening onto the street.
  - c. Along Glen Iris Drive, buildings shall provide a sidewalk-level Storefront Treatment; at street intersections said treatment shall extend onto side streets for a minimum linear distance of 30 feet.
  - d. Along all other public and private streets, buildings shall provide a sidewalk-level Storefront Treatment or Residential Treatment, except that, on portions of streets not adjacent to a park larger than two acres, parking decks may front the sidewalk for a maximum length of 125 feet, but not exceeding 50 percent of the building façade length.
  - e. Buildings with a sidewalk-level Residential Treatment shall be permitted to have steps, balconies and landscaping encroaching over or into the sidewalk clear zone a maximum depth of four feet when such clear zone area is not located within the

**Z-04-103**  
**Glen Iris Drive**  
**Proposed Conditions**  
**Amended 12.13.04**



- public right-of-way and when such buildings are not located along Glen Iris Drive or portions of streets adjacent to a park larger than two acres.
- f. The following materials are prohibited on the first two stories of street-facing façades: vinyl siding, solid vinyl windows, Exterior Insulation Finish Systems (EIFS), or similar wall finish treatments.
  - g. Window frames shall be recessed a minimum of two inches from the exterior façade.
  - h. No exterior stairs seen from the street shall be made of wood, and risers shall be enclosed.
  - i. Exterior chimneys shall extend to the ground.
  - j. Porches shall be a minimum of six feet in depth and eight feet in width.
  - k. Exterior columns shall have a minimum width of five and one-half inches.
  - l. Foundations shall be faced in brick, terracotta, stone, masonry with the appearance of brick, terracotta or stone, poured-in-place rubbed concrete, or hard coat stucco.
4. Restricted uses:
- a. Non-residential uses, not including live/work spaces, are limited to the first two stories.
  - b. Sizes of individual retail, restaurant, repair or commercial recreation establishments, and clubs and lodges, shall not exceed 15,000 square feet along arterials and collector streets, such as Glenn Iris Drive, and 10,000 square feet elsewhere.
  - c. Buildings fronting on a park greater than two acres in area, or fronting on portions of streets adjacent to such a park, shall have a residential or non-residential uses at the sidewalk-level, but not parking or storage areas.
  - d. Parking decks are prohibited adjacent to a park larger than two acres, or fronting on portions of streets adjacent to such a park.
  - e. Dumpsters, loading docks, and surface parking lots shall not be visible from any adjacent street or any adjacent park.
  - f. The following uses are prohibited: truck stops, automobile service and gasoline stations; car washes; new and used car sales; repair garages; paint and body shops; plumbing and air conditioning service and repair; repair of lawn mowers and other outdoor mechanical equipment; commercial greenhouses; laundry and dry cleaning plants; mortuaries and funeral homes; security storage centers; and digital industry switchboards, power generators and other relay equipment as a primary use.
5. On-street parking shall be provided along the east side of Glen Iris Drive; existing travel lanes on Glen Iris Drive shall be maintained.
6. No parking deck height shall extend beyond the height of adjacent buildings on the same parcel.



Z-04-103

TRACT 1

DALLAS

TRACT 2

RANKIN

TRACT 3

TRACT 4

GLEN IRIS

BOARD OF EDUC.  
U-78-17

(FOREST AV.)

EAST

WILLOUGHBY

AV.

RALPH MCGILL

(FORMERLY FOREST RD.)

L.L. 19

FREEDOM

12.7.16 191.53

49.95

BLVD.

CARTISTE

ENLEY

ASHLEY

ANGIER

ST.

ST.

ST.

ST.

EDITH

AV.

DR.

MORGAN

ANGIER

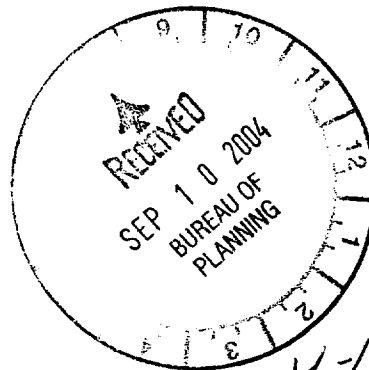
SPRINGS

471 GLENIRIS

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 18 of the 14<sup>th</sup> District, Fulton County, Georgia and being more particularly described as follows:

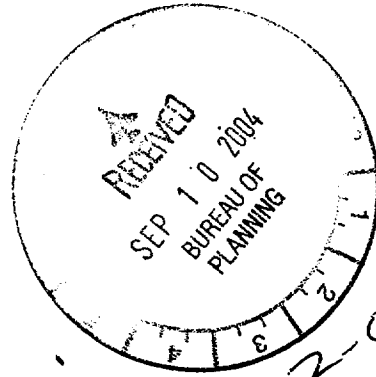
Beginning at the intersection of the northerly side of Rankin Street (50 foot right of way) with the easterly side of Glen Iris Drive (50 foot right of way) and running thence north 3 degrees 31 minutes 39 seconds east along the easterly right of way of Glen Iris Drive 216 feet to an iron pin set; running thence north 81 degrees 18 minutes 8 seconds east 152.81 feet to an iron pin set; running thence south 3 degrees 15 minutes 1 second west 230.66 feet to an iron pin set on the northerly right of way of Rankin Street; running thence south 86 degrees 49 minutes 3 seconds west 151.50 feet to the iron pin set at the point of beginning; being more particularly shown on survey prepared for Johnny Colt by Conroy & Associates, P.C., dated December 17, 2001.



2-04-103

525 GLEN IRIS / 660 DALLAS ST

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 18 of the 14th District of Fulton County, Georgia, more particularly described as follows:

**BEGINNING** at an iron pin located at the southeast corner of Glen Iris Drive (formerly Randolph Street) and Morgan Street; thence north 78 degrees 39 minutes 37 seconds east along the southeast right of way of Morgan Street 399.44 feet to an iron pin set at the northwest corner of property now or formerly owned by Motor Service, Inc.; thence south 9 degrees 10 minutes 25 seconds east along the westerly boundary of said property of Motor Service, Inc. 324.49 feet to an iron pin set on the northwestern right of way of Dallas Street; thence south 73 degrees 05 minutes 52 seconds west along the northwest right of way of Dallas Street 449.96 feet to an iron pin set at the northeast intersection of Dallas Street and Glen Iris Drive; thence north 1 degree 57 minutes 26 seconds west along the easterly right of way of Glen Iris Drive 372.88 feet to an iron pin set at the southeast corner of Glen Iris Drive and Morgan Street, at **THE POINT OF BEGINNING**; being known as 525 Glen Iris Drive, in accordance with the present system of numbering houses in the City of Atlanta, Georgia; as more particularly shown on survey by James Robert Cheatham dated November 20, 1973, which survey is incorporated herein by reference.

**AND**

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 18 of the 14<sup>th</sup> District of Fulton County, Georgia, more particularly described as follows:

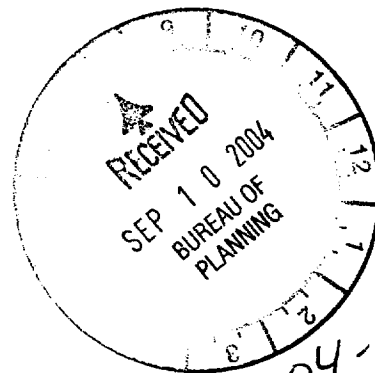
**BEGINNING** at a point on the southeastern side of Morgan Street four hundred (400) feet northeastwardly, as measured along the southeastern side of Morgan Street, from the southeast corner of Morgan Street and Glen Iris Drive (formerly Randolph Street); running thence in a northeasterly direction along the southeastern side of Morgan Street two hundred forty-eight and 7/10 (248.7) feet to property now or formerly owned by D. F. L. Co.; thence in a southerly direction along the west line of said property two hundred ninety-nine and 03/100 (299.03) feet to a point on the northwestern side of Dallas Street, which point is six hundred ninety-six and 3/10 (696.3) feet northeastwardly, as measured along the northwestern side of Dallas Street, from the northeast corner of Dallas Street and Glen Iris Drive; thence in a southwesterly direction along the northwestern side of Dallas Street two hundred forty-six and 3/10 (246.3) feet to a point; thence in a northerly direction three hundred seventeen (317) feet to the southeastern side of Morgan Street and the point of beginning.





UPON RECORDING, RETURN TO:  
LARRY JAMES WHITE, ESQ.  
SMITH, WHITE, SHARMA & HALPERN  
1126 PONCE DE LEON AVE., NE  
ATLANTA, GEORGIA 30306

477 WILMER



**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

This Indenture, made the 17<sup>th</sup> day of July, in the year of two thousand three, between

**JOSEPH L. WALKER**

of the County of Fulton, and the State of Georgia, as parties of the first part, hereinafter collectively referred to as "Grantors", and

**DALLAS-RANKIN, LLC**

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor(s), for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 18 of the 14<sup>th</sup> District of originally Henry, now Fulton County, Georgia being known as Lot No. 2 in Block D and being more particularly described as follows: Commencing at a point on the east side of Wilmer Street 48.7 feet north of the northeast corner of Rankin and Wilmer Streets, and running thence easterly 152 feet to a point; running thence north 51.5 feet to a point; running thence westerly 153.4 feet to the easterly side of Wilmer Street; running thence south along the easterly side of Wilmer street 48.7 feet to the point of beginning; being the same property conveyed by Jossie Anderson to Elease Stokes and Roosevelt Stokes be deed recorded in Deed Book 4027, page 34, Fulton County, Georgia records.

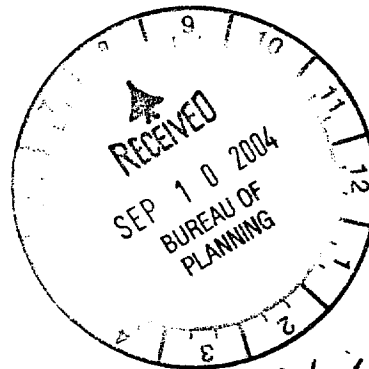
EXHIBIT "A"

485 WILMER

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA IN LAND LOT 18 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being lots three (3) and four (4) in Block "D" on the map of part of the Angier Springs Property subdivided by G.W. Adair and described as follows:

BEGINNING ON THE EAST SIDE OF WILMER STREET NINETY-SEVEN AND FOUR TENTHS (97.4) FEET NORTH OF RANKIN STREET AND RUNNING THENCE IN AN EASTERLY DIRECTION ALMOST PARALLEL WITH RANKIN STREET ONE HUNDRED FIFTY-THREE (153) FEET TO A POINT ONE HUNDRED AND FOUR (104) FEET NORTH OF RANKIN STREET; THENCE IN A NORTHERLY DIRECTION ALMOST PARALLEL WITH WILMER STREET NINETY-SEVEN (97) FEET, MORE OR LESS, TO LOT #5; THENCE WESTERLY ALMOST PARALLEL WITH RANKIN STREET ONE HUNDRED AND FIFTY-FOUR (154) FEET TO WILMER STREET; THENCE SOUTHERLY ALONG THE EAST SIDE OF WILMER STREET NINETY-SIX (96) FEET TO THE POINT OF BEGINNING; AND BEING IMPROVED PREOPERTY KNOWN AS 485 WILMER STREET IN THE CITY OF ATLANTA, GEORGIA.



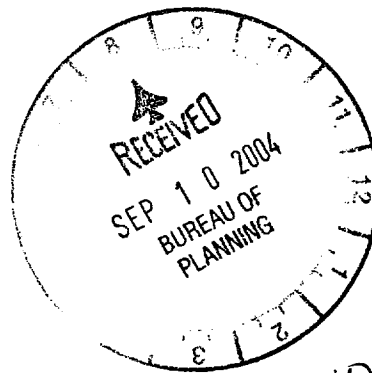
2-44103

## EXHIBIT "A"

502 WILMER

All that tract or parcel of land lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the southeasterly right of way of Dallas Street with the westerly right of way of Wilmer Street and run thence south 00 degrees 36 minutes 18 seconds east along the westerly right of way of Wilmer Street 63.8 feet to an iron pin found; running thence south 80 degrees 38 minutes 18 seconds west 100 feet to an iron pin set; running thence north 00 degrees 14 minutes 45 seconds west 61.5 feet to an iron pin found on the southeasterly right of way of Dallas Street; running thence north 79 degrees 18 minutes 1 second east 99.99 feet along the southeasterly right of way of Dallas Street to the point of beginning. Being more particularly shown on survey prepared by Conroy & Associates, P.C. for Techton, Inc., dated February 11, 2002.



2-04-103

hereinafter called Grantor, and

**DALLAS-RANKIN, LLC**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

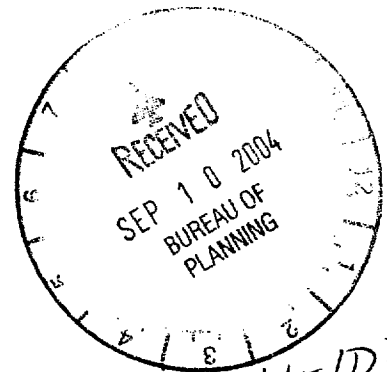
**WITNESSETH that:** Grantor, for and in consideration of good and valuable considerations and the sum of Ten & 00/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in land lot 18 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described as follows:

Beginning at an iron pin on the northerly side of Rankin Street (fifty foot right-of-way) 151.5 feet easterly from the intersection of the northerly side of Rankin Street with the easterly side of Glen Iris Drive (fifty foot right-of-way) and running thence North 3 degrees 15 minutes 1 second east 174.75 feet to an iron pin; running thence North 82 degrees 45 minutes 17 seconds East 50.9 feet to a point; running thence North 3 degrees 2 minutes 19 seconds east 176 feet to an iron pin on the southerly side of Dallas Street (fifty foot right-of-way); running thence North 79 degrees 18 minutes 1 second East along the southerly side of Dallas Street 51.5 feet to a point; running thence South 3 degrees 25 minutes 16 seconds West 116.79 feet to a point; running thence North 83 degrees 41 minutes 18 seconds East 152.58 feet to a point on the westerly side of Wilmer Street (fifty foot right-of-way); running thence South 3 degrees 9 minutes 4 seconds West along the westerly side of Wilmer Street 127.9 feet to a point; running thence South 85 degrees 51 minutes 38 seconds West 100.1 feet to a point; running thence South 3 degrees 36 minutes 11 seconds West 123.42 feet to a point on the northerly side of Rankin Street; running thence South 86 degrees 50 minutes 42 seconds West along the northerly side of Rankin Street 150.81 feet to the iron pin set at the point of beginning, as shown on a survey for Dallas Rankin LLC dated October 10, 2002, prepared by Conroy & Associates, PC.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

486, 490 & 494 WILMER ST  
616, 619, 620 & 624 RANKIN ST



2-04-123

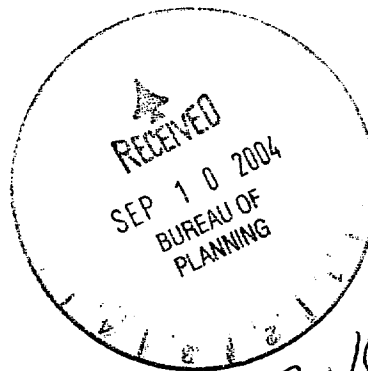
## LAND DESCRIPTION

**ALL THOSE TRACTS** or parcels of land lying and being in Land Lot 18, 17<sup>th</sup> District of Fulton County, Georgia, and more particularly described as follows:

Beginning at the intersection of the right-of-way of Dallas Street and the right-of-way of Wilmer Street; thence traveling northeasterly along the right-of-way of Dallas Street a distance of 367.91' to a ½" rebar; **the point of beginning**; thence; N 73°22'53"E a distance of 100.02' to a one-half inch rebar found; thence S00°33'31"E a distance of 229.89' to a one-half inch rebar found; thence S76°00'10"W a distance of 153.88' to a one-half inch rebar found; thence N00°44'36"W a distance of 90.19' to a one-half inch rebar found; thence N75°21'59"E a distance of 54.62' to a one-half rebar found; thence N00°11'40"W a distance of 134.51' to **the point of beginning**.

The above described property, Tract B, contains 0.615 acres, more or less, and shown on and described according to that survey "North Avenue Park, LLC, Specialized Title Services, Inc., & Stewart Title Guaranty Company", dated July 14, 2004, and revised on September 2, 2004 by Conroy & Associates, PC, bearing the seal of Daniel F. Conroy, Georgia Registered Land Surveyor No. 2350. which survey is incorporated herein by this reference.

TRACT L ON CONROY SURVEY  
( NO ADDRESS FOUND )



2-03-103

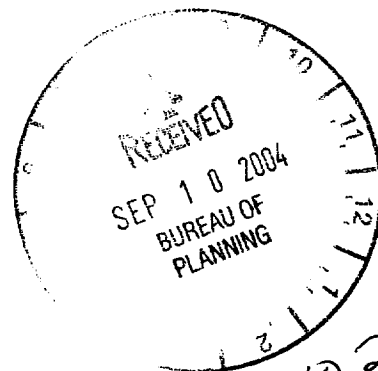
## LAND DESCRIPTION

**ALL THOSE TRACTS** or parcels of land lying and being in Land Lot 18, 17<sup>th</sup> District of Fulton County, Georgia, and more particularly described as follows:

Beginning at the intersection of the right-of-way of Dallas Street and the right-of-way of Wilmer Street S03°34'46"E a distance of 63.80' to a ½" rebar found at the point of Beginning; thence S00°01'37"E a distance of 64.00' to point; thence S80°42'50"W a distance of 152.77' to a point; thence N00°26'49"E a distance of 116.79' to a point on the right-of-way of Dallas Street; thence N76°19'33"E a distance of 50.34' to a ½" rebar found; thence S03°13'13"E a distance of 61.50' to an iron pins set; thence N77°39'50"E a distance of 100.00' to **the point of beginning**.

The above described property, known as 623 Dallas Street and 496 Wilmer Street and Tract G, contains 0.278 acres, more or less, and shown on and described according to that survey "DALLAS RANKIN LLC, NSI LAND LLC, AND North Avenue Park, LLC", dated July 3, 2004, and revised on September 2, 2004 by Conroy & Associates, PC, bearing the seal of Daniel F. Conroy, Georgia Registered Land Surveyor No. 2350. which survey is incorporated herein by this reference.

623 DALLAS  
+ 496 WILMER ST.



2-04-103

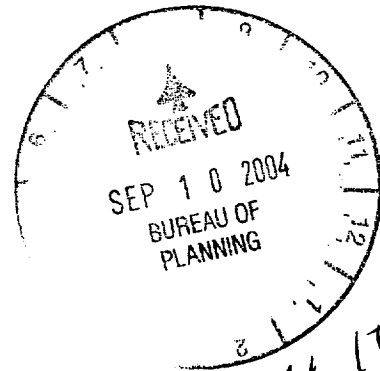
## LAND DESCRIPTION

**ALL THOSE TRACTS** or parcels of land lying and being in Land Lot 18, 17<sup>th</sup> District of Fulton County, Georgia, and more particularly described as follows:

Beginning at the intersection of the right-of-way of Morgan Street and the right-of-way of Glen Iris Drive; thence traveling northeasterly along the right-of-way of Morgan Street a distance of 648.29' to a 1" crimp top pipe; **the point of beginning**; thence N81°49'05"E a distance of 285.08' to a point; thence S19°48'56"E a distance of 250.69' to a 1" crimp top pipe; thence S73°17'44"W a distance of 354.09' to a 1" crimp top pipe; thence S05°23'15"E a distance of 298.37' to a 1" crimp top pipe; **the point of beginning**.

The above described property, Tract A, contains 1.993 acres, more or less, and shown on and described according to that survey "North Avenue Park, LLC, Specialized Title Services, Inc., & Stewart Title Guaranty Company", dated July 14, 2004, and revised on September 2, 2004 by Conroy & Associates, PC, bearing the seal of Daniel F. Conroy, Georgia Registered Land Surveyor No. 2350. which survey is incorporated herein by this reference.

680 OLLIS  
TRACT



2-04.103



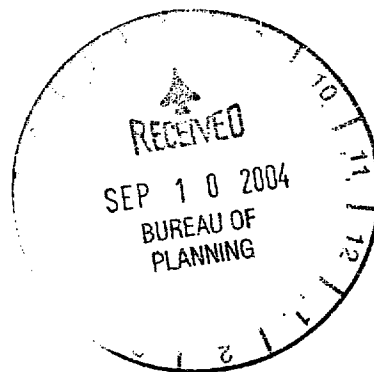
## LAND DESCRIPTION

**ALL THOSE TRACTS** or parcels of land lying and being in Land Lot 18, 17<sup>th</sup> District of Fulton County, Georgia, and more particularly described as follows:

Beginning at the intersection of the right-of-way of Wilmer Street and the right-of-way of Rankin Street N00°28'55"E a distance of 51.16' to a ½" rebar found; thence N84°51'13"E a distance of 150.98' to a point; thence S00°38'34"W a distance of 49.35' to an iron pin set on the right-of-way of Rankin street; thence S84°10'08"W a distance of 151.03' to **the point of beginning**.

The above described property, known as 471 Wilmer Street and Tract K, contains 0.173 acres, more or less, and shown on and described according to that survey "DALLAS RANKIN LLC, NSI LAND LLC, AND North Avenue Park, LLC", dated July 3, 2004, and revised on September 2, 2004 by Conroy & Associates, PC, bearing the seal of Daniel F. Conroy, Georgia Registered Land Surveyor No. 2350. which survey is incorporated herein by this reference.

471 WILMER ST.



2-04-103

## COMMITTEE AMENDMENT FORM

DATE: 12/15/04

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #04-O-1837

SECTION (S)

RESOLUTION I. D. #04-R-

PARA.

AMENDS THE LEGISLATION BY DELETING THE FOLLOWING  
LANGUAGE FROM CONDITION 4 a.:

“At a distance greater than 60 feet from the eastern curb of Glen Iris  
Drive,”

AMENDMENT DONE BY COUNCIL STAFF 12/15/04

WTTG  
OK

RCS# 6398  
1/03/05  
4:13 PM

Atlanta City Council

Regular Session

04-O-1837      Z-04-103 REZONE F I-1 T/MRC-3 PROPERTIES  
GLEN IRIS DR RANKIN WILMER & DALLAS ST'S  
REFER

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 1  
ABSENT 0

Y Smith	NV Archibong	Y Moore	E Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	NV Sheperd	NV Borders

04-O-1837

RCS# 6416  
1/18/05  
2:21 PM

Atlanta City Council

Regular Session

04-O-1837                      Z-04-103 REZONE I-1 TO MRC-3 CERTAIN  
                                 PROPERTIES IN COUNCIL DISTRICT 2  
                                 REFER SUB AMEND

YEAS:    11  
NAYS:    0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT    1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	NV Norwood
Y Young	Y Shook	B Maddox	Y Willis
Y Winslow	NV Muller	Y Sheperd	NV Borders

04-O-1837